

**REDEVELOPMENT AGENCY
ACTION AGENDA**

November 18, 2003

6:00 p.m.

CALL TO ORDER: At **6:33 p.m.**

ROLL CALL: Agencymembers Davis, McCann, Rindone, Salas, Chair/Mayor Padilla
All present.

CONSENT CALENDAR

1. **AGENCY RESOLUTION NO. 1849, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA ADOPTING THE FIFTH AMENDMENT TO THE GATEWAY CHULA VISTA PROJECT DISPOSITION AND DEVELOPMENT AGREEMENT AND AUTHORIZING THE AGENCY TO ENTER INTO A THREE YEAR LEASE FOR 17,500 SQUARE FEET OF OFFICE SPACE, was adopted (5-0).**

The City and Redevelopment Agency approved the original Disposition and Development Agreement for the Gateway Chula Vista project on June 6, 2000, and several subsequent amendments for the development of a 350,000 square foot Class A office and retail project at the northwest corner of Third Avenue and "H" Street in the Town Centre 1 Redevelopment Project Area. The additional leased space secured by this Fifth Amendment will allow the construction loan to close for Phase II of the project with existing favorable terms. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

ORAL COMMUNICATIONS

There were none.

PUBLIC HEARING

2. **CONSIDERATION OF A SPECIAL USE PERMIT, SUP-04-01 FOR A RETAIL, OFFICE, AND RESIDENTIAL MIXED USE PROJECT AT 224 THIRD AVENUE WITHIN THE TOWN CENTRE 1 REDEVELOPMENT PROJECT AREA**

Condominium Pushers Incorporated proposal to develop a four-story mixed-use project, referred to as The Courtyard, at 224 Third Avenue within the "heart" of the downtown core. The proposed 20,000 square foot building consists of two retail suites on the first floor, four office suites on the second floor, four residential condominium units on the third and fourth floors, and an underground parking garage. (Community Development Director)

PUBLIC HEARING (Continued)

Staff recommendation: Agency adopt the following resolutions:

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A SPECIAL USE PERMIT, SUP-04-01 WITH CONDOMINIUM PUSHERS INCORPORATED FOR THE DEVELOPMENT OF A RETAIL, OFFICE, AND RESIDENTIAL MIXED USE PROJECT AT 224 THIRD AVENUE

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AN OWNER PARTICIPATION AGREEMENT WITH CONDOMINIUM PUSHERS INCORPORATED FOR THE DEVELOPMENT OF A RETAIL, OFFICE, AND RESIDENTIAL MIXED USE PROJECT AT 224 THIRD AVENUE

This item was pulled at the request of staff, and no action was taken.

OTHER BUSINESS

3. DIRECTOR'S REPORTS

There were none.

4. CHAIR'S REPORTS

Chair Padilla congratulated the City's firefighters and trainees who participated in a recent fund raising event at Bucca di Beppo Restaurant in downtown San Diego. A large percentage of the event's proceeds were dedicated to the victims of the 2003 Firestorm.

5. AGENCY MEMBER COMMENTS

There were none.

ADJOURNMENT: At **6:36 p.m.**, to an Adjourned Meeting of the Redevelopment Agency on November 25, 2003, at 6:00 p.m., immediately following the City Council meeting.